

Article 3: Planned Districts

Division 17: Southeastern San Diego Planned District

Appendix U: Sherman Heights and Grant Hill Park

Historic Districts Design Criteria and Guidelines

(Added 2-5-1990 by O-17419 N.S.)

The following design criteria shall apply in the Sherman Heights Historic District and Grant Hill Park Historic District, which is defined as the area generally bound by SR-94 to the North, I-5 to the West, Imperial Avenue to the South, and the mid-block alley just east of 27th Street to the east and designated on Map Drawing Numbers C-737 and C-788.

Rehabilitation of Historic structures and alterations shall be made in consistency with the U.S. Secretary of Interior Standards for rehabilitation. Minor deviations of the above standards may be permitted on a case by case basis upon review by the Planning Director and Historical Site Board.

REHABILITATION OF HISTORIC SITES

Structures which have been designated Historic Sites by the City of San Diego Historical Site Board or which have been identified as contributing historical sites and structures, shall be retained for their historical significance to the City's development. These structures shall be preserved and rehabilitated by retaining or restoring the building's original fabric and materials, consistent with the U.S. Secretary of Interior Standards for Rehabilitation.

REHABILITATION OF OTHER POTENTIALLY CONTRIBUTING STRUCTURES

Rehabilitation shall be encouraged for other structures, particularly those which are potentially contributing buildings. The original building fabric should be restored from evidence found on site, historical photographs or other evidence. The original historical architectural style when still evident shall be respected and maintained. The Secretary of the Interior's Standards for Rehabilitation shall be used for this purpose.

Rehabilitation shall herein be defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property

which are significant to its historic, architectural, and cultural values.

Rehabilitation efforts in all subareas shall comply with the following:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be prohibited, except for reasons of repair or removal for safety.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical architectural relevance to the building shall be discouraged.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
5. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
7. Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

8. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
9. Architecturally important structural members shall be replaced only when necessary. Existing structural systems should be supplemented when damaged or inadequate.
10. Exterior Features:
 - a. Stucco should be repaired with a stucco mixture that duplicates the original as closely as possible in appearance and texture.
 - b. Masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest method possible, such as low pressure and water and soft natural bristle brushes.
 - c. The original or early color and texture of masonry surfaces, including early signage, should be retained wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.
 - d. The original wooden siding on a building or structure shall be retained whenever possible. Resurfacing with stucco or textured paint, or new materials such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding is inappropriate and potentially damaging to the structure and is discouraged.
 - e. The original roofing material and shape be retained whenever possible. Deteriorated roof coverings should be replaced with new material which matches the old in composition, size, shape, color, and texture.
 - f. The architectural features that give the roof its character (such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, etc.) shall be preserved or replaced.
 - g. Existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware shall be retained. The type of

woodframe window (double-hung, casement, etc.) should also be retained.

- h. Porches, railings, columns and steps that are appropriate to the building and its development should be retained. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and should be retained.

ALTERATION OF HISTORIC STRUCTURES

No alterations or modifications may be made to historic structures without obtaining a permit from the Planning Director, and undergoing a review by the City's Historical Site Board. Where alterations take place, all applicable codes, laws and regulations shall apply. Alterations shall be made in accordance with the U.S. Secretary of Interior Standards for Rehabilitation.

MAINTENANCE OF HISTORIC SITE

Buildings shall be preserved from deliberate neglect. Repairs to any portion of a historic building or structure may be made with original materials and using original methods of construction.

NEW DEVELOPMENT

New development within these Historic Districts shall be designed so as to relate visually to the architectural characteristics of the existing historically contributing buildings in order to provide visual continuity and coherence.

The following design guidelines should be followed in conjunction with the development standards included in the Planned District Ordinance. Visual continuity will be enhanced by consideration of the following Development Guidelines for new development:

1. Maximum Lot Size

Discourage further lot consolidation. Maintain the original historical development patterns of 50-foot-wide and smaller lots.

2. Building Height

- a. Height shall not exceed 22 feet to the base of the roof cornice, except for the commercial development along Market Street, Imperial Avenue, and 25th Street.
- b. Total, maximum building height shall not exceed 30 feet maximum.
- c. Chimney structures may be exempted from the 30 feet height restriction, provided such exemption is necessary in order to allow the construction of the best project alternative.

3. Street Yard

- a. A 15-foot landscaped front yard shall be required of all development except for the commercial zoned land along Market Street, Imperial Avenue, and 25th Street.
- b. Building base. The first floor of the should be raised no more than two feet over ground level except for the commercially zoned development along Market Street, Imperial Avenue, and 25th Street. In the Grant Hill Park Historic District, basement walls shall be of concrete and/or stone, preferably beach or river cobblestones consistent with the predominant pattern. Facing of walls and pillars with these cobblestones is encouraged in order to maintain the established character of the neighborhood's masonry work.
- c. Facade articulation. Building facades shall be broken into 25-foot planes. With inserts at a minimum of two feet, to create 25-foot bays. Bay windows on lower floors shall be encouraged.

4. Street Yard Fencing

- a. Open picket fencing and open wood fences shall be encouraged particularly for projects with wood building materials.
- b. Open iron fences over brick or block wall (maximum height of solid wall to be three feet) may be permitted, particularly for projects using stucco building materials. In the Grant Hill Park

Historic District, river cobblestoned facing on walls shall be encouraged in order to maintain the established character of the neighborhood's masonry work.

5. Building Materials

The following materials and construction designs have been selected as having an important historical context within the districts:

- a. Wood siding is to be encouraged. Methods such as Wood Clapboard, Shiplap, Board and Batten, and Drop are examples that have an important historical context in these Districts.
- b. Stucco shall be limited to Mission or Spanish Colonial Revival style complexes. Stucco materials are permitted for development that follows these architectural styles. The Mission or Spanish Colonial Revival style should be limited to multi-family development projects designed in a courtyard form. Projects containing eight units or larger should consider this architectural style. This provision is consistent with the historic use of the Mission and Spanish Colonial Revival styles in these Districts.
- c. For building base walls, use of ornamental concrete block, cobblestone or brick for the building base and porch parapets may be permitted. Other porch railings may also be permitted. Poured concrete building base walls may be permitted, provided a rough surface appearance is given.
- d. Wooden window frames and wooden door frames are to be provided because of their important historical context within the Districts.

6. Building Details

The following building details have been identified for their prevalence in these Districts, and their importance to the Districts' Architectural context. The use of these types of detail shall be encouraged in new structures, to provide scale and local architectural interest.

- a. Entrance porches shall be incorporated into building designs. Porches may be one or two stories in height, and extend the full width of the building. In Grant Hill Park Historic District, cobblestone work for building entrance porches, one-story in
- b. Bay windows shall be incorporated on different building levels.
- c. Pitched, hipped, gabled or parapeted roofs shall be encouraged. Flat roofs may be designed in conjunction with Mission and Spanish Colonial Revival styles.
- d. Building roof attics and dormers shall be encouraged.
- e. Pedimented gables.
- f. Vents.
- g. Wooden molded and simple window and door trim.
- h. Classical, chamfered, turned or spindle worked wooden porch supports.
- i. Cobblestone work, or stuccoed elephantine or tampered porch supports atop square bases.
- j. Cobblestone work or brick chimneys with corbelled caps.
- k. Wooden beam brackets, false beam ends, and exposed rafters.
- l. Arched entries and windows.
- m. Barrel roof tiles.

7. Building Colors

Building colors should include those appropriate to the adjacent site's architectural styles. Within the Sherman Heights neighborhood there is a predominance of warm pastel hues which should be generally encouraged. Accents can include darker and/or brighter colors. Within the Grant Hill Park Historic District building colors should include predominately light, earthy color hues. Accents can include colors such as maroon, green, yellow ochre, golden tan, light blues.

8. Streetscape

The following guidelines should be the basis of review and approval of encroachment permits by the Engineering Department and the Planning Department.

a. Driveways and Curb Cuts:

Existing driveways and curb cuts may be maintained except that they should be limited to one per property. No new driveways or curb cuts should be approved on properties with alley access. On new development one single driveway access and curb cut may be permitted. Maximum driveway width should not exceed 12 feet. Maximum curb cut width shall not exceed 16 feet.

b. Sidewalks

A minimum five-foot-wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway adjacent to the curb shall be provided in all residential areas.

A minimum eight-foot-wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway adjacent to the curb shall be provided in all commercial areas.

c. Parkways and Street Trees:

All the existing street trees shall be preserved.

New trees shall be provided where they are nonexistent. When new street trees are provided they should be the same or the most prevalent species as the existing trees along the street or fronting the site. Street trees shall be spaced no more than 30 feet apart. Trees shall be located adjacent to the curb and planted on the ground, as contracted to planters, in a landscaped parkway strip.

9. Landscaping

a. Matured landscaping which includes trees higher than 24 feet and/or an eight-inch diameter caliper, shall be preserved.

- b. Historical trees identified as part of the Historic District as being particularly worthy of recognition shall be preserved and maintained.
- c. Matured landscaping and historical trees which cannot be preserved for health reasons, shall be replaced with a matured specimen of the same species.
- d. New landscaping shall give preference to specimen trees of the same species as existing matured trees or historic tree species. Specimen trees shall be 24-inch box, or in the absence of such sizes' availability, a 25-gallon box may be used.
- e. Predominant specimen trees found within the Grant Hill Park Historic District are araucana trees, camphor trees, Italian stone pine, poplars, and canary palms.